



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 45
Comm #: 53181-9435-10
BRRTS #: 03-30-000637
Site Name: Twin Lakes Quick Mart
Site Address: 410 N Lake Ave, Twin Lakes, 53181
Site Manager: Shanna Laube
Address: 9531 Rayne Rd, Suite 4
City, State Zip: Sturtevant, WI 53177-1833
Phone: 262-884-2341
e-mail: shanna.laube@wisconsin.gov
Bid Manager: Linda M. Michalets
Address: 101 West Pleasant Street, Suite 100A
City, State Zip: Milwaukee, Wisconsin 53212-3963
Phone: (414) 220-5376
e-mail: Linda.Michalets@Wisconsin.Gov

Bid-Start Date:	September 18, 2006
Questions must be received by (See Section 2 (B)):	October 02, 2006, 4:00 PM
Responses will be posted by (See Section 2 (B)):	October 20, 2006
Bid-End Date and Time:	November 03, 2006, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Milwaukee, 757 N Broadway, Ste 200, Milwaukee, WI 53202

Phone: (414) 276-2679

Fax: (414) 276-1529

SECTION 2 – Site-Specific Bid Requirements

A) Bid Manager Comments

1) General Comments:

This facility is an operating gas station. A release was reported from the previous tank system in 1989. The old system was removed, soil was excavated and an active remedial system was operated on the site in the 1990s. Groundwater monitoring has been ongoing since 1994. In 2004, testing of private wells in the area revealed MtBE contamination in the well directly east of this site. Additional activities are required to determine the extent and potential other sources for contamination to this well. Soil in the area is primarily silty sand and sand and gravel.

2) Minimum Remedial Requirements:

1. Install three monitoring wells and two piezometer wells as follows:

- Install three monitoring wells along the eastern property boundary of Do It Best Hardware (hardware store) located at 470 North Lake Avenue. The middle well should be at least 30 feet directly east of the private well, with one well 50 to 75 feet north and one well 50 to 75 feet south of that location. The locations of these wells may need to be modified based on site features. The exact location of the potable well was not provided by the previous consultant, so depending on the exact well location on the hardware store property, these wells might have to be installed on neighboring properties to the east. These three wells should be installed to a depth of approximately 25 feet below ground surface and must be screened across the water table with 10-foot screens.
- Install two piezometer wells. One piezometer must be placed near monitoring well MW-9 (western portion of the hardware store property). The second piezometer must be placed east of the hardware store's potable well, nested with the middle monitoring well described above. These wells should be installed to approximately 60 feet below ground surface, with 5-foot screens.

All of the new wells must be installed and developed in accordance with NR 141, Wis. Adm. Code. All well ground surface and measuring point elevations must be surveyed relative to USGS datum and the new wells must be accurately located on a site figure relative to the existing site monitoring wells.

All soil borings must be continuously sampled from the surface downward, field-screened for volatile contamination and the lithology recorded. Collect one soil sample from each boring for laboratory analysis of petroleum volatile organic compounds (PVOCs) from the zone of highest obvious contamination and one PVOC soil sample from the end of the boring to document that the vertical extent has been delineated. If no contamination is evident in the borehole, collect only one soil sample at the bottom of the boring.

2. Conduct groundwater monitoring as follows:

Conduct two rounds of quarterly groundwater monitoring of the five new wells and MW-1R, MW-3, MW-5 and MW-9. Water samples from all the new wells must be laboratory analyzed for VOCs in the first round. Water samples from the existing wells must be laboratory analyzed for PVOCs. Groundwater elevations must be measured in all site wells and a groundwater flow map generated for each sampling event.

Sample the potable wells on the Quick Mart, hardware store and the BP Amoco properties during the first round of groundwater monitoring. Find and collect a water sample from the potable well that is nearest the hardware store property to the east on Lincoln Drive. Analyze the samples from these four wells for VOCs. The hardware store well must also be sampled for VOCs during the second monitoring event. Water samples must be collected from as close to the well pump as possible. Provide a description of the sample point for each well.

3. Properly dispose of all investigative wastes.

4. Provide documentation as follows:

After the first sample round, submit the sample results to DNR and Commerce within 15 days of receipt of the analytical results. Include a figure with all well locations for reference. (A preliminary hand-drawn figure will be acceptable at this point.)

Upon completion of the complete scope of work, submit a thorough report summarizing all results, with appropriate tables, updated maps, laboratory data, etc., to DNR and Commerce. Hand-drawn site figures are not acceptable for the final report. Include the historical data from well MW-1 on the tables submitted with a final report. Include conclusions and recommendations for additional work.

The following information must also be included in the final report:

Provide the well construction reports for the potable wells at the BP Amoco property at 475 North Lake Avenue, the hardware store at 470 North Lake Avenue and the nearest potable well east of the hardware store. You must identify the nearest potable well east of the hardware store prior to conducting groundwater monitoring so that it can be sampled with the other wells during the first sample round.

Determine the source of drinking water on all the adjacent properties east of the hardware store (470 North Lake Avenue). Identify potable well locations for these properties on the site figure that includes the other potable wells.

Provide one site figure that includes all boundaries for the properties associated with this project. At a minimum, the figure must include the BP Amoco, Twin Lakes Quick Mart and hardware store property boundaries.

Identify the current and historic usage of the properties east of the hardware store. Determine if there is a potential petroleum source on the hardware store property or further east that is contributing to the contamination in the hardware store's potable well. Determine the historic land use of the hardware store property and the properties east of the hardware store.

3) Reporting Timeframes:

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

4) Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. Claim preparation costs must be included in the Total Bid Amount and is considered within the reimbursement cap.

B) Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 3 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 4 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.

5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 5 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

- 1) Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
- 2) Failed to complete the scope of work in a bid in a timely manner.
- 3) Failed to follow DNR rules on the bid project.
- 4) Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
- 5) In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6) Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
- 7) Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Twin Lakes Quick Mart
COMMERCE #: 53181-9435-10
BRRTS #: 03-30-000637

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE
(2nd Page)

Department of Commerce PECFA Program

SITE NAME: Twin Lakes Quick Mart
COMMERCE #: 53181-9435-10
BRRTS #: 03-30-000637

Consulting Firm Name: _____

A bid will be considered non-compliant if the bid response does not include separate tabulation of cost for each activity.

1	Install 3 Monitoring Wells and 2 Piezometers – include soil sampling, PVOC analysis, surveying, documentation	\$
2	1 st Round Groundwater Monitoring – 5 new wells, 4 existing wells, 4 private wells. New wells and 4 private wells-VOCs; existing wells-PVOCs; water levels from all mon & pz wells	\$
3	2 nd Round Groundwater Monitoring – new and existing wells-PVOCs, hardware store private well-VOCs; water levels from all mon & pz wells	\$
4	Waste disposal – soil and groundwater	\$
5	Documentation and Reporting: after 1 st round, comprehensive final report, electronic reporting	\$
6	PECFA Claim Preparation	\$
7	Total Bid Amount	\$